



MEMORANDUM

Agenda Item No. 7(P)(1)(E)

TO: Honorable Chairperson Barbara Carey-Shuler, Ed.D. and Members, Board of County Commissioners DATE: March 16, 2004

FROM: George M. Burgess
County Manager

SUBJECT: Resolution Authorizing the Acquisition of Land required for the Construction of a new Park and Ride Facility, Located at the Southern Terminus of the Busway Extension to Florida City, between Northwest 2 Street and Southwest 344 Street, and Northwest 2 Avenue and Northwest 3 Avenue, in Florida City
Project No. 663008

RECOMMENDATION

It is recommended that the Board approve the attached resolution declaring the acquisition of land required for the construction of a new Park and Ride Facility, located at the Southern terminus of the Busway Extension to Florida City, between Northwest 2 Street and Southwest 344 Street (A.K.A. Palm Drive), and Northwest 2 Avenue and Northwest 3 Avenue in Florida City, to be a public necessity; and authorizing the County Manager to employ appraisers, obtain required environmental audits, and acquire the land at values established by the appraisals.

BACKGROUND

The Miami-Dade Transit Department has identified a need to provide a new Park and Ride Facility to serve passengers traveling not only to the northern part of Miami-Dade County but also those passengers traveling to Monroe County and the lower Keys. In order to provide this Park and Ride Facility, Miami-Dade Transit Department is required to purchase the parcels of land legally described in "Exhibit A", shown on the project location map in "Exhibit B", attached hereto and made a part hereof, located at Northwest 2 Street and Southwest 344 Street, Florida City.

Miami-Dade Transit Department is currently in the planning stages for the development of this facility; however, time is of the essence to begin the process of acquiring the land in order for the Park and Ride Facility to be completed and opened simultaneously when the Busway Extension is opened at this southern terminus location. The land area to be acquired consists of 11 parcels totaling approximately 3.08 acres. The Park and Ride Facility improvements will provide transit riders surface parking, a "Kiss and Ride" drop off area, a passenger wait area, bus bays and a turnaround for buses using the Busway; rest/break facilities for bus driver's, including restrooms and all other ancillary improvements standard to constructing a Park and Ride Facility.

The Park and Ride Project is being funded by a Federal Busway grant. The parcels will be acquired in fee simple title. For budgeting purposes the acquisition cost is estimated at two million dollars. Offers to property owners will be based on values established by appraisal reports.

Specifically, the SW 344th Street location was identified as a park and ride location for a number of reasons. First, it is the physical end of the busway line, therefore, a bus facility on this site is optimal from a bus operations point of view. Buses can layover, drivers can take breaks, and schedules can be maintained. Additionally, with this facility serving as the end of the line, parking would serve commuters from all points south as well as the immediate surrounding area. Locating a lot at the end of the line is important to adequately serve patrons of Florida City and Homestead.

In general, a number of considerations are reviewed when determining the location of a park and ride. Physical considerations, including location and property attributes, are evaluated. The County seeks locations that have easy access from significant arteries and are adjacent to an existing busway and existing or engineered (future) bus shelter locations. Additionally, locations are considered with regard to distance from other existing or proposed lots, as Miami Dade Transit seeks to provide as consistent as possible services for transit patrons. When selecting a park and ride location, we also review our bus operations and transit planning to determine that there is a demand based on routes serving the area.

With respect to public involvement, there have been numerous citizens' meetings wherein MDT staff has presented information and solicited input regarding busway park and ride lots. In general, uses of sites for transit parking require public hearings, where the community is noticed and invited to provide input to decisions concerning the sites. And, specifically, with regard to this 344th Street location, staff has been interfacing with Florida City officials.



Assistant County Manager



MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: March 16, 2004

A handwritten signature in black ink, appearing to read "R. A. Ginsburg", is written over the "FROM" line.

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 7(P)(1)(E)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 7(P)(1)(E)

3-16-04

RESOLUTION NO. _____

RESOLUTION DECLARING THE ACQUISITION OF LAND REQUIRED FOR THE CONSTRUCTION OF A NEW PARK AND RIDE FACILITY, LOCATED AT THE SOUTHERN TERMINUS OF THE BUSWAY EXTENSION TO FLORIDA CITY, BETWEEN NORTHWEST 2 STREET AND SOUTHWEST 344 STREET (A.K.A. PALM DRIVE) AND NORTHWEST 2 AVENUE AND NORTHWEST 3 AVENUE IN FLORIDA CITY, TO BE A PUBLIC NECESSITY; AND AUTHORIZING THE COUNTY MANAGER TO EMPLOY APPRAISERS, OBTAIN ENVIRONMENTAL AUDITS, AND ACQUIRE THE LAND AT VALUES ESTABLISHED BY THE APPRAISALS

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference ; and

WHEREAS, this Board finds and declares the acquisition of the parcels of land legally described in "Exhibit A" and shown on the project location map in "Exhibit B", both attached hereto and made a part hereof, to be a public necessity and in the best interest of Miami-Dade County for the construction of a new Park and Ride Facility, located at the Southern terminus of the Busway Extension to Florida City, Florida, between Northwest 2 Street and Southwest 344 Street (A.K.A. Palm Drive), and Northwest 2 Avenue and Northwest 3 Avenue in Florida City ; and

WHEREAS, this Board finds a large public transportation demand to provide a Transit Busway Park and Ride Facility to serve transportation riders traveling not only to the northern part of Miami-Dade County but also to those transportation riders traveling to Monroe County and the lower Keys, and to meet existing and future traffic demands .

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby authorizes and directs the County Manager to employ appraisers, obtain environmental audits, and acquire the land in fee simple title, at values established by the appraisals, for and on behalf of Miami-Dade County, Florida.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson	
Katy Sorenson, Vice-Chairperson	
Bruno A. Barreiro	Jose "Pepe" Diaz
Betty T. Ferguson	Sally A. Heyman
Joe A. Martinez	Jimmy L. Morales
Dennis C. Moss	Dorrian D. Rolle
Natacha Seijas	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 16th day of March, 2004. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency.



Thomas Goldstein

By: _____
Deputy Clerk

EXHIBIT "A"

Legal Description

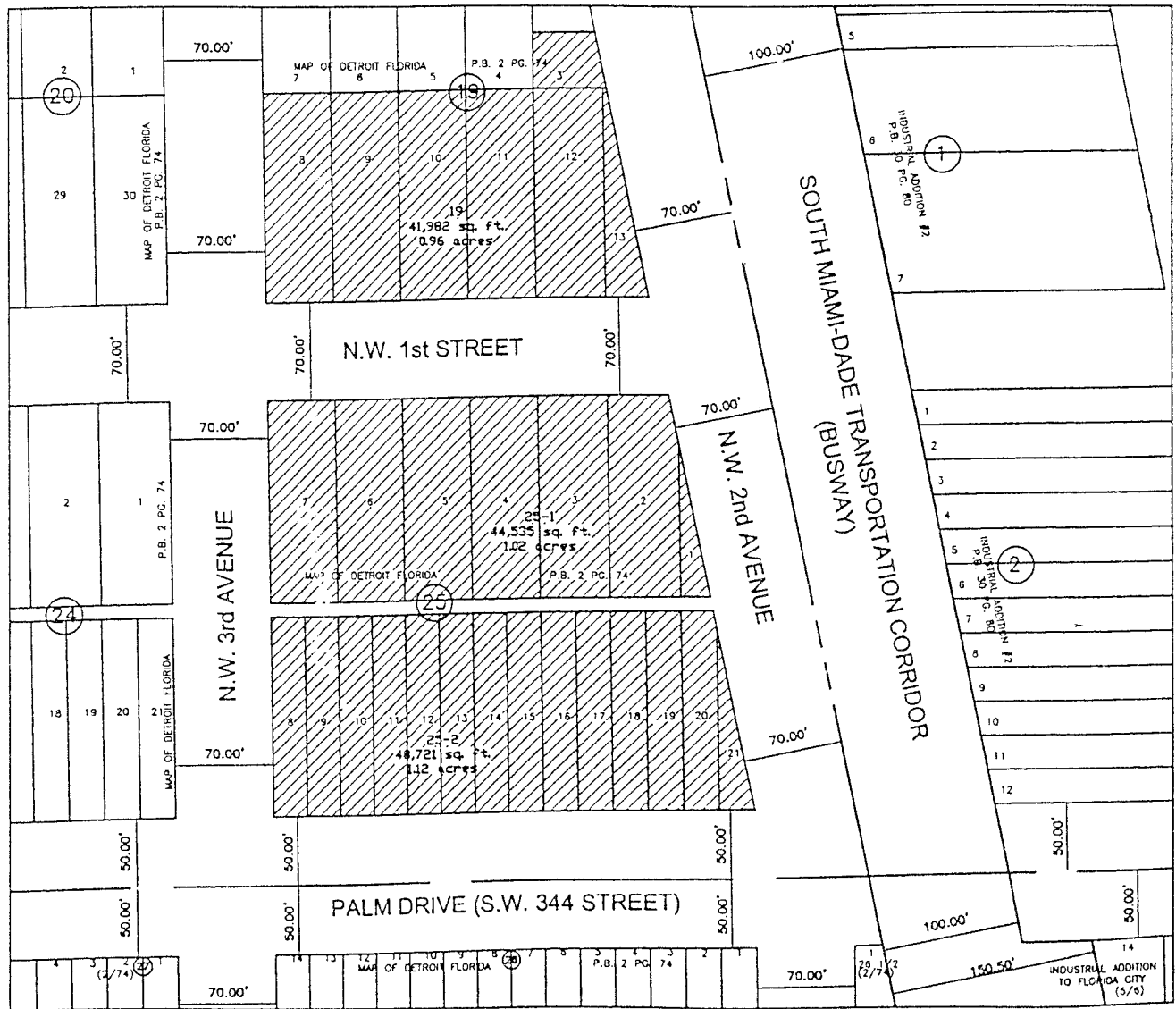
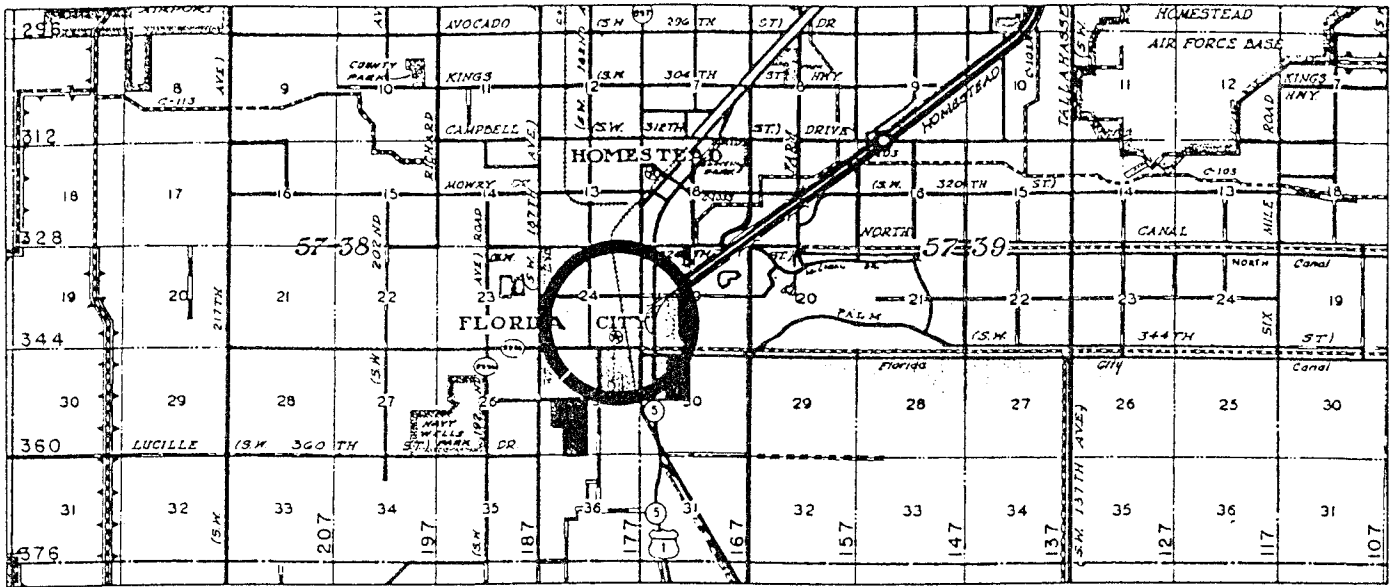
All of Block 25, MAP OF DETROIT, according to the plat thereof as recorded in Plat Book 2 at Page 74, of the Public Records of Miami-Dade County, Florida,

AND

Lots 8 through 13, inclusive, and the South 40.00 feet of Lot 3, of Block 19, MAP OF DETROIT, according to the plat thereof as recorded in Plat Book 2 at Page 74, of the Public Records of Miami-Dade County, Florida.

SEC 24
TWP 57 S
RGE 38 E

LOCATION MAP Not to Scale



To be acquired by County

NOT A SURVEY - NOT TO SCALE

EXHIBIT "B"